

DATE: SEPTEMBER 05, 2020

PROJECT NO. 48885

DOLPHIN SWIM ACADEMY SITE PLAN REVIEW – VILLAGE OF COTTAGE GROVE, WI

CLIENT

Brittany Ballweg
Owner & Program Director
Dolphin Swim Academy
208 Dorn Drive
Waunakee, WI 53597

PROJECT DESCRIPTION

Dolphin Swim Academy
New Swim School Facility
(Lot 15) Cottage Grove Commerce Park
Cottage Grove, WI

WRITTEN DESCRIPTION OF THE INTENDED USE:

(a) Existing zoning district(s) [and proposed zoning district(s) if different].

The Lot 15 parcel within the Cottage Grove Commerce Park is zoned as Planned Industrial District. The use of the proposed facility is that of an Inside, Institutional use, which is a conditional use of the PI district. We are submitting a Conditional Use Permit application in conjunction with the Site Plan Review application.

(b) Land use plan map designation(s).

Please refer to proposed site plan and proposed grading/erosion control plan.

(c) Description of existing environmental features.

The site is Lot 15 of the Cottage Grove Commerce Park, which is currently an open lot, with minimal vegetation aside from grass. It sits on the Northeast corner of Landmark Drive and Limestone Pass.

(d) Current land uses present on the subject property.

Not being used at this time.

(e) Proposed land uses for the subject property.

The client would like to construct a new Swim school facility to provide swim instruction to the surrounding Cottage Grove community.

(f) Projected number of residents, employees, and daily customers.

The Swim Academy's pool is designed to have a possibility of 10 instructors teaching at one time. The total staff of the facility would range from 12-15 employees. The max capacity for swimmers during (1) 30-minute lesson time frame would be 40 students. Daily total customers will vary day to day.

(g) Proposed floor area, impervious surface area and landscape surface area and resulting site density, floor area ratio, impervious surface area ratio and landscape surface area ratio.

Please refer to proposed site plan and proposed building plan.

(h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings and traffic generation.

The proposed hours of operation for Dolphin Swim Academy (subject to change over the years) are:

- Monday through Thursday mornings 8:00am to 12:00pm
- Monday through Thursday evenings 3:00pm to 8:30pm
- Fridays we are currently closed, but if we decide to have Friday hours it would follow weekday hours.
- Saturday 8:00am to 1:00pm, private parties or open swim 1:30pm to 4:30pm
- Sunday 1:00pm to 6:00pm, private parties or open swim 11am to 12:30pm

(i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VI, including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials. If no such nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VI), then the statement "The proposed development shall comply with all requirements of Article VI" shall be provided.

The proposed site layout and building design shall comply with all requirements of Article VI. Light pole locations will be provided on a photometric plan with Foot-candle calculations accompanying the drawing. Photometric plan will be presented for review prior to Plan Commission presentation.

(j) Exterior building and fencing materials.

Please refer to the proposed building elevations and material studies. Additional renderings to be provided during the Architectural Review Committee discussion and Plan Commission presentations. Renderings to be provided for public use following the Plan Commission review date.

(k) Possible future expansion and related implications for § 325-112C(1)(a) through (j) above.

There is space designated for future growth of the facility and/or a future building adjacent to the facility. At this time, plans for this second building are in discussion and are not ready to be made public. The client is happy to share potential future ideas; however, it is requested that this discussion be a closed session and Non-Disclosure Agreements are signed. The goal is to stay focused on the swimming facility at this time.

(l) Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

In general, Dolphin Swim Academy is excited at the prospect of bringing swim instruction and swim safety to the forefront of the Cottage Grove community! If you have any questions or comments, please do not hesitate to contact our office!

Sincerely, on behalf of Brittany Ballweg and Dolphin Swim Academy,



Joseph C. Gallagher, AIA, NCARB
Registered Architect - Ramaker